

Know all Men by these Presents,**028734**

That I, LOUIS-RENE MARCOU, of Waterville, County of Kennebec and State of Maine

in consideration of one dollar and other valuable considerations,

paid by CARMEN THERESA CASELLAS MARCOU, of said Waterville,

whose mailing address is # 3 Oak Knoll Dr., Waterville, Maine, 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said CARMEN THERESA CASELLAS MARCOU, her

heirs and assigns forever,

a certain lot or parcel of land with dwelling situated thereon located in said Waterville, County of Kennebec and State of Maine, and more particularly bounded and described as follows, to wit:-

Lot No. 3 according to a plan of lots known as Oak Knoll Terrace made by C.H. Crane, C.E., dated June 29, 1946. This conveyance is made subject to all exceptions, reservations and restrictions referred to in a deed from O.C. Lambert to Joseph N. Pooler dated August 2, 1950 and recorded in the Kennebec Registry of Deeds in Book 896, Page 114.

Being the same premises conveyed to Louis-Rene Marcou and Carmen Theresa Casellas Marcou by warranty deed of Etra M. Pooler dated October 12, 1962, recorded in Kennebec Registry of Deeds, Book 1282, Page 51.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said CARMEN THERESA CASELLAS MARCOU

her heirs and assigns, to her and their use and behoof forever.

And I do **covenant** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except a first mortgage to Fleet Bank and current real estate taxes; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said LOUIS RENE MARCOU,

~~and~~

~~husband of the said~~

~~being in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this fifteenth day of the month of November, A.D. 19 89.

Signed, Sealed and Delivered
in presence of

Mary S. Mathieu

[Signature]
Louis R. Marcou

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State of Maine, County of Kennebec ss. November 15, 19 89.

Then personally appeared the above named Louis R. Marcou

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary S. Mathieu



Notary Public
Attorney at Law

Printed Name, *Mary S. Mathieu*

RECEIVED KENNEBEC SS.
1989 DEC 12 AM 9:00

My Commission Expires 11/18/93

WITEST: *Th...*